



1025697



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

999 18TH STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

Ref: 8EPR-SR

June 15, 2006

34TH & FRANKLIN LLC
1603 BRUCE RANDOLPH AVE
DENVER CO 80205

RE: 3415-3417 FRANKLIN ST.

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

| <u>ADDRESS: 3415-3417 FRANKLIN ST.</u> | <u>EPA Cleanup Levels</u> |
|--|---------------------------|
| Lead | |
| 207 parts per million (ppm) | above 400 ppm |
| Arsenic | |
| 11 ppm | above 70 ppm |

This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3415-FR-01
Client Project ID: 213001.01
Date Collected: 5/24/06
Date Received: 5/25/06

Lab Work Order: 06-3348
Lab Sample ID: 06-3348-04
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3348-04A

| Analytes | CAS Number | Result | LQL | Units |
|----------|------------|--------|-----|-------|
| Arsenic | 7440-38-2 | 7.8 | 3.9 | mg/Kg |
| Lead | 7439-92-1 | 190 | 5.7 | mg/Kg |

MB

Analyst

Cell

Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/9/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3415-FR-02
Client Project ID: 213001.01
Date Collected: 5/24/06
Date Received: 5/25/06

Lab Work Order: 06-3348
Lab Sample ID: 06-3348-05
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3348-05A

| Analytes | CAS Number | Result | LQL | Units |
|----------|------------|--------|-----|-------|
| Arsenic | 7440-38-2 | 11 | 4.0 | mg/Kg |
| Lead | 7439-92-1 | 190 | 5.8 | mg/Kg |

MB
Analyst

WMT
Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/9/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-3415-FR-03
Client Project ID: 213001.01
Date Collected: 5/24/06
Date Received: 5/25/06

Lab Work Order: 06-3348
Lab Sample ID: 06-3348-06
Sample Matrix: Soil

METALS

Method: SW6010

Prep Method: SW3050

Date Prepared: 6/3/06
Date Analyzed: 6/6/06

Lab File ID: 060606PM
Method Blank: MB-10064

Dilution Factor: 1
Lab Fraction ID: 06-3348-06A

| Analytes | CAS Number | Result | LQL | Units |
|----------|------------|--------|-----|-------|
| Arsenic | 7440-38-2 | 6.6 | 4.0 | mg/Kg |
| Lead | 7439-92-1 | 240 | 5.8 | mg/Kg |

MB

Analyst

WJH

Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 6/9/06

3415 - 3417 Franklin Street

Section Grids Flags

1 8 3

2 10 4

3 20 8

$38/15 = 2.53$

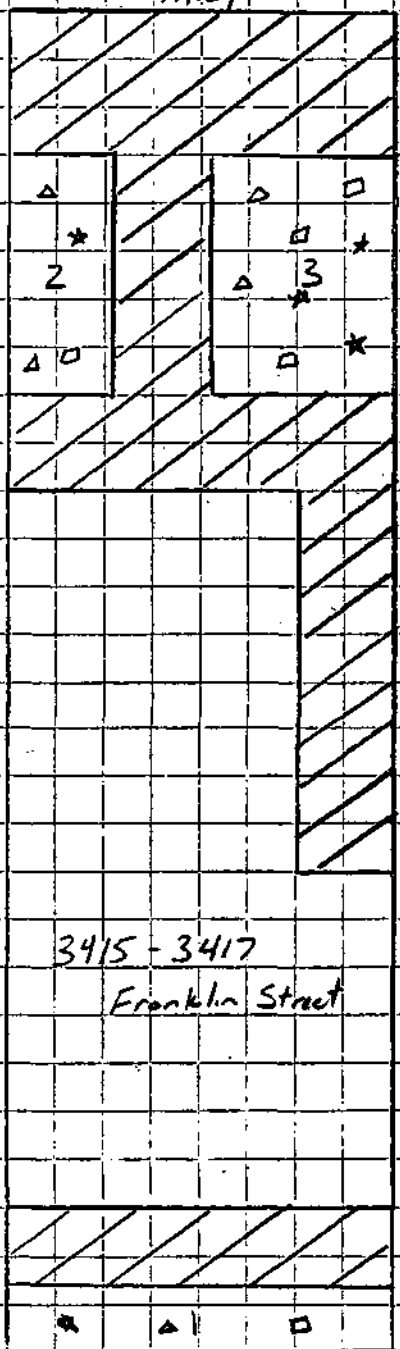
VB 3415 FR 01 0950

VB 3415 FR 02 0955

VB 3415 FR 03 1000



25' Alley



3415 - 3417
Franklin Street

Franklin Street

5/24/06
ME/MJ
ID: 6265



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketallapper

Phone 800-227-8917

<http://www.epa.gov/region08>

CONSENT FOR ACCESS TO PROPERTY

Name: 34th and Franklin LLC (or current property owner)

Location of Property: 3415-3417 Franklin St

Property ID: 6265

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

Ernestina Perez

Printed Name

303-708-9234

Phone Number

Ernestina Perez

Signature

3.16.06

Date